

# Proposed dwelling reconstruction at No. 42 Ballyspillane, Killarney, County Kerry

## EIA Screening Report



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## 1. Project Description and Characteristics

It is proposed to demolish and reconstruct of a 2 storey dwelling and all associated site works at 42 Ballyspillane, Killarney, Co Kerry.



## 2. Mandatory requirement for an Environmental Impact Assessment

The proposed scheme has been assessed in terms of the mandatory requirement for an EIA based on the nature or scale of the development, as addressed in the EU Directive 85/337/EEC (as amended). It is considered that the proposed development is not one which falls within the scope of Annex I of the EIA Directive, as amended.

## 3. Sub-threshold requirement for an Environmental Impact Statement

### 3.1 Sub threshold projects on a national inclusion list.

These are Annex II project types which meet nationally set thresholds or criteria and therefore require EIA. These can be found in Schedule 5, Part 2 of the P&D Regulations 2001, as amended and S. 50.—(1) (b) of the Roads Act, 1993 – 2016. As part of this projects listed in Annex II of the EIA Directive, as amended, were taken into account.

### Sub-threshold Environmental Impact Assessment (EIA) 'National Inclusion List' Screening Examination

1. Characteristics of projects	
(a) The size and design of the whole project	1. Dwelling unit

(b) Cumulation with other existing and/or approved projects	Ballyspillane within which the dwelling unit is proposed to be located, is an existing 216 dwelling unit estate. Planning Permission has been granted for the demolition and reconstruction of the adjoining dwellings (No. 41 – PLREF:15/1034 and No. 43 – PLREF:15/1047).
(c) The use of natural resources, in particular land, soil, water and biodiversity.	Proposal located within an existing built up and serviced area on lands zoned for residential use. Use of natural resources minimal.
(d) The production of waste.	Standard small scale building wastes generated.
(e) Pollution and nuisances.	None
(f) The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge.	None
(g) The risks to human health (for example due to water contamination, noise or air pollution).	None
<b>2. Conclusion</b>	
The relevant EIA National Inclusion list sub-threshold is the construction of dwelling units is 500 units. This proposal is substantially below this in scale and nature. EIA is not required on this basis – however the proposal should still undergo a case by case examination.	

### **3.2 Sub-threshold projects which require a ‘case-by-case’ examination.**

These are project types listed in Annex II of the Directive but which do not meet set thresholds or criteria as set out in national legislation.

The criteria for assessment are grouped under three headings and are used to help in the screening process to determine whether a development is likely to have a significant effect on the environment. The criteria for determining whether a development would or would not be likely to have significant effects on the environment are taken from Annex III of the Directive and are grouped under the following three headings:-

1. Characteristics of Projects
2. Location of Projects
3. Type and characteristics of Potential Impact

### **Criteria for determining whether the project would or would not be likely to have a significant effect on the environment**

<b>1. Characteristics of development</b>	
(a) The size and design of the whole project	Proposed detached single storey dwelling on a 0.02Ha Site located within an existing built up and serviced area. By way of comparison the nationally set EIA threshold for residential units is 500.
(b) Cumulation with other existing and/or approved projects	Ballyspillane estate is a 216 residential unit housing estate located on the outer edge of Killarney Town, Co Kerry. It is noted that there are a number of existing and permitted developments in the wider area, as would be expected within an urban setting.
(c) The use of natural resources, in particular land, soil, water and biodiversity.	The use of natural resources associated with the development would not cause unusual, significant or adverse effects. The land is serviced and located within the urban envelope.
(d) The production of waste.	Standard small scale builder waste.
(e) Pollution and nuisances.	None
(f) The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge.	None
(g) The risks to human health (for example due to water contamination, noise or air pollution).	None
<b>2. Location of project</b>	
(a) The existing and approved land use.	Existing: Forms part of a housing estate. Approved: Residential Development Zoning
(b) The relative abundance, availability, quality and regenerative capacity of	This is a small-scale project which will bring back into use a residential unit on serviced lands within the urban setting. No other natural resources are

<p>natural resources (including soil, land, water and biodiversity) in the area and its underground.</p>	<p>likely to be impacted.</p>
<p>(c) The absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ul style="list-style-type: none"> <li>(i) wetlands, riparian areas, river mouths;</li> <li>(ii) coastal zones and the marine environment;</li> <li>(iii) mountain and forest areas;</li> <li>(iv) nature reserves and parks;</li> <li>(v) areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;</li> <li>(vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;</li> <li>(vii) densely populated areas;</li> <li>(viii) landscapes and sites of historical, cultural or archaeological significance.</li> </ul>	<ul style="list-style-type: none"> <li>○ Wetlands, Riparian areas and River mouths: Located in the wider area, including those associated with the Flesk River.</li> <li>○ Coastal Zone and the marine environment: Not located within a coastal zone.</li> <li>○ Mountain and forest areas: Killarney Town adjoins mountainous and forested areas (commercial coniferous and broadleaf).</li> <li>○ Nature reserves and parks: Killarney Town adjoins the Killarney National Park.</li> <li>○ Natura 2000 sites: Natura 2000 sites associated with Killarney National Park located in the wider area (SAC and SPA) and those associated with Castlemaine Harbour (SAC and SPA) located downstream, although at a considerable remove.</li> <li>○ Areas in which environmental quality standards laid down by the EU have already been exceeded: None</li> <li>○ Densely populated areas: Killarney Town is the 2<sup>nd</sup> most populated town in Kerry with a vibrant retail / commercial core.</li> <li>○ Landscape and sites of historical, cultural or archaeological significance: None</li> </ul>
<p><b>3. Type and characteristics of Potential Impact</b></p> <p>The potential significant effects of the projects on the environment must be considered in relation to the criteria set out in 1 &amp; 2 above and having regard to the factors specified in Article 3(1) (of the EIA Directive) taking into account aspects of the impact as outlined in (a) to (h) below.</p> <p><b>Article 3(1) Factors</b></p> <ul style="list-style-type: none"> <li>a) population and human health;</li> <li>b) biodiversity, with particular attention to species and habitats protected under</li> </ul>	

Directive 92/43/EEC and Directive 2009/147/EC; c) land, soil, water, air and climate; d) material assets, cultural heritage and the landscape; e) the interaction between the factors referred to in points (a) to (d).	
(a) The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected).	This is a small-scale residential project with negligible magnitude. The impact on the future occupiers though small in scale will be highly beneficial as it will provide secure accommodation in proximity to services and amenities.
(b) The nature of the impact.	No impact.
(c) The transboundary nature of the impact.	No cross border implications
(d) The intensity and complexity of the impact.	Low in intensity and complexity.
(e) The probability of the impact.	Probability of adverse impacts is considered to be low.
(f) The expected onset, duration, frequency and reversibility of the impact.	6-9 month construction period – short term localised noise and traffic impact. All aspects of the proposal are readily reversible.
(g) The cumulation of the impact with the impact of other existing and/or approved projects.	Positive – reconstruction of adjoining houses likely to proceed concurrently. This would make available 3 residential units for occupation.
(h) The possibility of effectively reducing the impact.	N/A
<b>4. Screening Decision</b>	
Having regard to the above, and in particular to the nature, scale and location of the proposed project, by itself and in combination with other plans and projects, it is considered that an EIA is <u>not</u> required in this instance.	
<b>5. Reasoned conclusion / explanatory statement outlining reasons for decision with reference to the relevant criteria listed above (1 to 3) and to any influential measures incorporated into the project envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.</b>	
This is a small scale project which provides for the reconstruction of a dwelling house on serviced lands within Killarney Town. The proposed use accords with the residential land use zoning for the site. No significant effects on the environment are likely to arise.	